

MEETING SUMMARY

DATE December 15, 2015
PLACE 50 W Gay St
TIME 3:04 pm – 3:33 pm

A CALL TO ORDER

Present: William Fergus, Bart Overly, Kim Way and Trent Smith
Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:05 Meeting Summary – November 17, 2015
Motion: To approve
Motion By: Mr. Smith / second by Mr. Overly
Result: Approval (3-0); Mr. Overly abstained

C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL

3:05-3:26 15-11-003

Address:	250, 254, and 258 S Grubb
Property Owner:	Dr. Robert Falcone
Applicant:	Michael T. Shannon
To be reviewed:	Application revisions

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The applicant received approval with conditions for the proposed use and design by the EFRB on November 17, 2015.
 - Mrs. Yeoman noted the approved design does not provide a rear yard; therefore, the minimum rear yard has been modified from 15% to 0%.
 - The approval included the condition to return to the Board for review of: 1. the height of the courtyard fence; 2. Landscaping and screening on the north lot; 3. A cut sheet for the courtyard gate.
 - The applicant responded to the conditions and provided a revised application which included: the proposed courtyard fence lowered from 8'-0" to 7'-4", the north lot planted with a new grass lawn fronting Grubb Street, four (4) new planters added for headlight screening of guest parking lot area, and details of the front gate and fence opening.

Discussion:

- Mr. Way asked staff to clarify the rear yard requirement; Mrs. Yeoman explained the concrete drive does not count as a rear yard, but that the Board can approve a modification to the code development standards.
- Mr. Shannon explained that the Board requested the north lot to be included in the design at the November 2015 meeting and described the changes to the north lot as a response to the Board request. Mr. Shannon also explained changes made to the height of the courtyard fence based on Board feedback.
- Mr. Watson stated the existing lintel height is 6'-10 1/2", and that the fence will align with the top of the door and the cap will align with the top of the lintel.

- Mr. Overly asked if the fence material is perforated and transparent; Mr. Watson responded yes, and stated there is an opening on axis with the personal sculpture in the courtyard garden. He also explained the building will be wrapped with a solid metal to match the perforated metal fence.
- Mr. Watson stated the owner wants guests to come in through the front gate and experience the sculptures in the garden area. The side entry on the north façade will only be used for large, private events.
- Mr. Overly stated he supported the design of the screen wall given the material and visibility and the integration of the wall into the overall design.
- Mr. Fergus stated the Board will encounter similar requests in the future and asked if the Board felt this is a specific and special circumstance; Mr. Overly responded that he views it as a wall not a fence because it is integrated into the overall architecture.

Motion: To approve as revised

Motion By: Mr. Smith / second by Mr. Way

Result: Approved (4-0)

D STAFF ISSUED CERTIFICATES OF APPROVAL

E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

491 W Town | Application #15-11-001

1. Demolition | Reviewed 11/17/2015 | Issued 11/19/2015

F OTHER BUSINESS

1. Summary of CAMP training – William Fergus

G NEXT MEETING

Tuesday – January 19, 2016 at 50 W Gay St at 3:00 pm